

**Township of Ocean  
Board of Adjustment**



**Regular Meeting  
May 12, 2011**

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**CAUCUS SESSION:**

TIME: 7:15 P.M.  
PLACE: Township Hall, **Second Floor Conference Room**  
Deal and Monmouth Roads

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**REGULAR MEETING:**

TIME: 7:30 P.M.  
PLACE: Public Meeting Room, Municipal Building  
Deal and Monmouth Roads, Oakhurst

**CALL TO ORDER**

**ROLL CALL:** Chairman Goode, Vice Chair Schepiga;  
Board Members: Berkowitz, Delano, Grabelle, Lefferson, Malta, Messer,  
Pflaster, Van Wagner

**SALUTE TO FLAG**

**CHAIRMAN'S STATEMENT:** The notice requirements of the Open Public Meeting Law for this meeting have been satisfied, a copy of the notice having been sent to the Asbury Park Press, The Atlanticville, and The Coaster, and filed in the Office of the Township Clerk on July 9, 2010.

**EMERGENCY NOTICE:** There is an emergency exit through the courtroom doors and two exits at the rear of the room.

**NO SMOKING**

**BOARD POLICY:** No new cases will be started after 11:00 P.M. and no new testimony taken after 11:30 P.M. In addition, the applicant will be limited to forty-five minutes of testimony.

**CELL PHONES:** If you have a cell phone, we ask that you turn it off during the meeting. If you need to make a call, please leave the room.

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**MINUTES FOR APPROVAL:** May 2, 2011

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**RESOLUTION MEMORIALIZATIONS**

**Hillel School**

Block 34.03, Lots 2, 2.01  
1025 Deal Road  
Wayside

**Preliminary and Final Site Plan Approval**

**'d' Variance approval**

**'c' Variance approval**

**APPLICATION WITHDRAWN****Beth Medrash of Asbury Park**

Block 216, Lot 19  
 1515 Logan Road  
 Wanamassa

**CARRIED CASES**

1. **Eddie Alavi**  
 Block 1.03, Lot 5  
 2 Hanley Road  
 Wayside  
 Zone AR-3/PRD  
 This is an application to erect a deck with a variance for:  

	<u>Required</u>	<u>Proposed</u>
Rear yard setback	40'	24'
  
2. **T-Mobile Northeast, LLC**  
 Block 1, Lots 30, 31, 32  
 1215-1229 West Park Avenue  
 Wayside  
 Zone R-1/PAC  
 This is an application for 'c' and 'd' variances with minor site plan approval to erect a monopole and for a sign variance.  
 Attorney for the applicant: Frank Ferraro, Esquire

**NEW CASES**

3. **Pamela Larsen**  
 Block 121, Lot 2  
 2 Wanamassa Point Road  
 Wanamassa  
 Zone R-6  
 This is an application to erect an addition with a variance for:  

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Rear yard setback	30'	33'	19'
Lot coverage	35%	33.14%	41.94%
  
4. **Agnaldo Olinski**  
 Block 128, Lot 11  
 1302 Garven Avenue  
 Wanamassa  
 Zone R-6  
 This is an application to change the location of a tree house using it as a storage shed with a variance for:  

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Lot coverage over maximum	35%	44.8%	48.8%
  
5. **Carol Gallina**  
 Block 35.02, Lot 14  
 23 Framingham Road  
 Wayside  
 Zone R-2  
 This is an application to erect a retaining wall with a variance for change in grade of two feet or more.

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| 6. | <b><u>Fulvio Figliola</u></b><br>Block 26.04, Lot 38<br>370 West Park Avenue<br>Oakhurst<br>Zone R-3 | This is an application to replace a driveway with a variance for<br><br>Side yard setback | <u>Required</u><br>5' | <u>Existing</u><br>0' | <u>Proposed</u><br>0' |
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| 7. | <b><u>Glen and Amanda Smyth</u></b><br>Block 25.03, Lot 1<br>100 Ampere Avenue<br>Oakhurst<br>Zone R-4 | This is an application to erect a 5' fence with a variance for:<br><br>Front yard setback | <u>Required</u><br>30' | <u>Proposed</u><br>25.04' |  |
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| 8. | <b><u>Stefan Betesh</u></b><br>Block 25, Lot 144<br>426 Brookside Avenue<br>Oakhurst<br>Zone R- 4 | This is an application to erect a fence with a variance for construction in a flood plain. |  |  |  |
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| 9. | <b><u>RSC Realities</u></b><br>Block 3, Lots 5, 6<br>2127 Highway 35<br>Oakhurst<br>Zone C-2 | This is an application for preliminary and final site plan approval with 'd' and 'c' variances.<br><br>Attorney for the applicant: Gerald N. Sonnenblick, Esquire |  |  |  |
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